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***City of Riders***

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## *Planning Commission Agenda*

The City of Sturgis Planning Commission will hold a regular meeting on Tuesday, November 4, 2014 at 5:30 p.m. in the front conference room at City Hall, 1040 2<sup>nd</sup> Street, Sturgis SD.

5:30 Call meeting to order  
Approve minutes of October 7, 2014

**Agenda Items** (subject to changes announced at meeting time)

**1. Variance – Applicant(s):** PSI Family LLP – 3636 Whitewood Service Road

**Description:** Request a variance to the hard surface requirement for all driving and parking areas located within Area A of the 3-Mile Platting Jurisdiction. This request is subject to approval of an application for Re-Plat of this property.

**Action Required:** Review and make a recommendation to City Council. (November 17 Public Hearing)

**2. Re-Plat:** PSI Family LLP – 3636 Whitewood Service Road

**Description:** Applicant is requesting a re-plat of property described as Lot 1 of Lot B of Thiede Subdivision and Lot C of the South ½ Northwest ¼ Section 6 Township 5 North, Range 5 East. This property is outside Sturgis City limits and is within Area A of the 3-Mile Platting Jurisdiction of the City.

This re-plat would reallocate the lots to allow for Lot C Revised to contain commercial storage units only and Lot 1 Revised to contain a house and shop building. This plat would also create a separate Well Lot.

**Action Required:** Review and make a recommendations to Council.

**3. Re-Plat:** City of Sturgis – Dickson Drive and Junction Avenue

**Description:** The City has requested a re-plat of this parcel to split Lot PE2 into two lots. Lot PE2A would contain .607 acres and Lot PE2B would consist of 1.589 acres. The City

will retain Lot PE2A as the recycling collection site. PE2B would be used for economic development purposes.

**Action Required:** Review and make a recommendation to Sturgis City Council.

**4. Re-Plat:** City of Sturgis – Pine View Drive - Well Lot

**Description:** The City has requested a re-plat of this parcel to identify a City owned Well Lot. The well lot will now be identified as Lot 1A of the NE  $\frac{1}{4}$  Section 21 Formerly Lot 1 Revised and Dedicated Public R.O.W. of the NE  $\frac{1}{4}$  of Section 21, Located in the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 21, T5N, R5E, BHM, City of Sturgis.

**Action Required:** Review and make a recommendation to Sturgis City Council.

**5. Continue with discussions related to Title 18:** Planning & Zoning ordinance section related to Conditional Use on Review/In Home Business for property located within the residential zones. No Action Required.

All other items brought before the Planning & Zoning Commission by the public.